ABSOLUTE SALE DEED

This Deed of Sale of the Scheduled property is made on this Seventh day of April, Two Thousand and Twenty Two (07/04/2022) by and between,

1. Mr. JAY V JAYASHANKAR (PAN No. AGRPJ9320M, Aadhaar No. 5620 0986 8456), S/o. Late.V.Viswanath, aged about 57 years,

2) Mrs. BRINDA R JAYASHANKAR (PAN No. AIGPJ2302J,Aadhaar No. 8019 7636 4148), W/o. Mr. Jay V Jayashankar, aged about 54 years, Both are residing at No. 516, 8th Cross, M.S.Ramaiah North City, Behind Manyata Technology Park, Thanisandra Main Road, Nagawara, Bangalore North, Bangalore-560077.

hereinafter collectively referred to as the which expression shall mean and include wherever the context so requires or admits their legal heirs, survivors, legal representatives, successors, administrators executors, agents and assigns of the one part.

IN FAVOUR OF

1. SRI. SUNKARA SANTOSH (PAN No. ATVPS9451M, Aadhaar No. 3735 4027 0444), aged about 58 years, S/o. Late. S.B.Sreeramulu, &
2. SMT. SUNKARA DIVYASHREE (PAN No. AMOPD5457A, Aadhaar No. 3136 4565 0566), aged about 48 years, W/o. Sunkara Santosh, both are residing at No. 2427, 4th Main Road, Hebbal 2nd Stage, Mysore-570017. Hereinafter collectively referred to as the PURCHASERS, which expression shall mean and include wherever the context so requires or admits their heirs, legal representatives, administrators, executors, nominees and assigns of the other part.

Whereas the are the absolute owners and in possession of the schedule mentioned residential property bearing Site No. 363, measuring East to West : 18.00 Mtrs, and North to South : 12.00 Mtrs., totally 216.00 Sq.Mtrs in the residential layout known as “M.S.RAMAIAH ROYAL CITY” carved out of residentially converted land approved by Mysore Urban Development Authority bearing Survey No.1/2, 3/1, 3/2, 3/3, 3/4, 6, 7, 8, 9, 20/1, 21 & 23 of Madagalli Village, Elavala Hobli, Mysore Taluk morefully described in the schedule hereunder, hereinafter referred to as the “scheduled property”. The vendors holds marketable title & possession of the schedule property.

And whereas the said site was purchased by the from Mr. M.Seetharam on 29-08-2007 via Sale Deed and the sale deed registered in office of the Sub-registrar, Mysore North, Mysore as document No. MYN-1-08907/2007-08 of Book I stored at CD No. MYND 150 and the khata of the said property was registered in favour of the by Mysore Urban Development Authority, Mysore vide No. 363, of Book 2 at page No.22. The vendors paid upto date site tax to the concerned authorities.

Thereafter There was some typographical error in the principal sale deed therefore Mr. M.R. Seetharam registered a Declaration on 15-03-2008 rectified the errors through that deed in favour of vide Deed of Declaration registred in the office of the sub registrar Mysore North Mysore vide No. MYN-1-17961-2007-08 stored at C.D.No. MYND166.

Now the are in absolute possession and enjoyment of the schedule property peacefully without any obstructions or interference from any other person. Now the having full right, title and interest in the schedule property and the are entitled to dispose of the Schedule property in any manner.

And whereas, since from the date of registration of the sale deed, the are in peaceful possession and enjoyment of the schedule property by exercising all the acts and rights of ownership and possession and without any let, hindrance or disturbance from anybody. The have purchased the schedule property out of their self-earned funds, that is to say, the schedule property is absolute and self acquired property. The schedule property is free from all encumbrances, claims, court attachments, charges, liens, demands etc.

And whereas, the are in need of funds in order to meet some of their personal and other family commitments and has therefore decided to sell the schedule property to the purchasers for a valuable sale consideration of Rs. 21,00,000/- (Rs. Twenty Twenty One Lakh only) for which, the purchasers have also agreed to purchase the schedule property for the said sale consideration, free from all encumbrances, claims and demands.

Now This Deed of Sale has come into effect and witnesseth

In pursuance of the entire sale consideration of Rs. 21,00,000/- (Rs. Twenty Twenty One Lakh only) received by the in the following manner :-

1. A sum of Rs. 8,31,600/- (Rs. Eight Lakh Thirty One Thousand Six Hundred only) by way of D.D bearing No. 910209 dated 06-04-2022 drawn on State Bank of India, Vijayanagar Extension Branch, Mysore in favour of Sri. Jay V Jayashankar.
2. A sum of Rs. 8,31,600/- (Rs. Eight Lakh Thirty One Thousand Six Hundred only) by way of D.D bearing No. 910208 dated 06-04-2022 drawn on State Bank of India, Vijayanagar Extension Branch, Mysore in favour of Smt. Brinda R Jayashankar.
3. A sum of Rs. 2,18,400/-(Rs. Two Lakh Eighteen Thousand Four Hundred Only) by way of Cheque No. 008061 dated 06-04-2022 drawn on State Bank of India, Vijayanagar Extension Branch, Mysore in favour of Sri. Jay V Jayashankar
4. A sum of Rs. 2,18,400/-(Rs. Two Lakh Eighteen Thousand Four Hundred Only) by way of Cheque No. 008062 dated 06-04-2022 drawn on State Bank of India, Vijayanagar Extension Branch, Mysore in favour of Smt. Brinda R Jayashankar.

In the said manner that in consideration of payment of the entire sale consideration of Rs. 21,00,000/- (Rs. Twenty Twenty One Lakh only) paid by the purchasers to the as stated above, thus, the vendors hereby acknowledges the receipt of the entire sale consideration and as the absolute and beneficial owner of the schedule property, the vendors hereby grant, transfer, convey, assign and set over the vacant possession of the schedule property unto and to the use of the purchasers by way of sale, together with all rights, liberties, privileges, easements, ways, passages, belonging to or usually held or occupied therewith or reputed to belong to all the estate, right, title, claim, demands, whatsoever of the vendors in the schedule property hereby conveyed and every part thereof, free from all encumbrances, charges, liens, attachments, acquisitions, demands, arrears of taxes and claims of whatsoever nature, created by the vendors. The PURCHASERS TO HAVE AND TO HOLD the schedule property and any part thereof by themselves, their legal heirs, representatives, successors and assigns absolutely and forever.

The vendors hereby assures the purchasers that they have not willingly or unknowingly done or been a party to any act or things, whereby the right, title and interest of the on the schedule property or any part thereof shall or can be impeached. The further assures the purchasers that they have full and unrestricted right in and over the schedule property hereby conveyed.

The hereby further assure the purchasers that, the schedule property is free from all type of encumbrances and liabilities of every kind i.e., there is no kind of attachments, claims of maintenance, minor claims, court attachments, litigations, charges, liens, partition claims, women right, etc., in and over the schedule property or any part thereof. Incase of any

such dispute or claim arises in future, the vendors shall clear the same at their own costs and risks. Incase the purchasers suffers any loss, expenses or inconvenience on account of such claims or disputes, then the vendors shall reimburse and compensate the purchase against the same.

The do hereby covenants with the purchasers that they shall keep the purchasers indemnified from the claims or encumbrances, demands, charges, liens, attachments, acquisitions, arrears of taxes and claims of whatsoever nature and the vendors shall also at all reasonable time hereinafter keep the purchasers indemnified against all proceedings costs, claims and expenses in respect of any defect in the title of the in the schedule property or any part thereof, or in respect of any breach of any of the conditions contained in this deed of absolute sale.

The further covenants with the purchasers that they shall at all times and upon any reasonable request to do or execute or cause to be done or executed all such lawful acts, deeds and things, whatsoever, for further and more perfectly conveying the schedule property and every part thereof to the purchasers.

The purchaserss are entitled to enjoy the schedule property hereinafter by way of sale, mortgage, lease, gift etc., and shall enjoy all the available resources like water, minerals, etc., and enjoy the benefits accrued in the schedule property.

The purchaserss have also entitled to get the MUDA khata and all other documents transferred to their name in respect of the schedule property, for which, the have ‘No objection’.

The have handed over all the relevant original documents and vacant physical possession of the schedule property to the purchasers, today itself.

# SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of the Residential Site No. 363, measuring East to West : 18.00 Mtrs, and North to South : 12.00 Mtrs., totally 216.00 Sq.Mtrs in the residential layout known as “M.S.RAMAIAH ROYAL CITY” carved out of residentially converted land approved by Mysore Urban Development Authority bearing Survey No. 1/2, 3/1, 3/2, 3/3, 3/4, 6, 7, 8, 9, 20/1, 21 & 23 of Madagalli Village, Elavala Hobli, Mysore Taluk and bounded as follows :-

East by : Site No.326

West by : Road

North by : Site No.362

South by : Site No.364

This Deed of Sale is prepared on the basis of information and documents provided by the parties and both the parties have read and understood the contents of this sale deed.

In witness whereof, the Vendors has executed this deed of absolute sale in favour of the purchasers on the day, month and the year first herein before written, in the presence of witnesses attesting hereunder.

##### Witnesses:-

1.

(JAY V JAYASHANKAR)

2. (BRINDA R JAYASHANKAR)

VENDORS

(SUNKARA SANTOSH)

(SUNKARA DIVYASHREE)

PURCHASERSS